

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
November 19, 2004**

Redevelopment Commission members present: Steve Belter, Earle Nay, Sandy Pearlman, and Patsy Hoyer. Also in attendance: Mayor Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Bev Shaw, Charlotte Martin and Cindy Loerbs-Polley of the Development Department, Parks Superintendent Joe Payne, Tom Gall of TJ Gall & Associates, City Council members Patti O'Callaghan and Ann Hunt, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:31 pm.

OLD BUSINESS

Mr. Nay made a motion to approve the minutes from October 25th, 2004. Ms. Pearlman seconded.

Mr. Belter asked if there were any corrections. Mr. Nay stated that on the pages where there are parenthesis stating "pointing to the map", I think we owe Ms. Loerbs-Polley an effort to clean these things up because these are official minutes. Page 1, last paragraph, I believe that Mr. Belter was pointing to the road along North River Road; the section between Robinson and Happy Hollow. I'd like to ask that we all speak up a little bit for purposes of recording as well, as suggested on page 2, first paragraph. Mr. Belter stated that on page 2, second paragraph, I am pointing to Kent Ave. The two buildings were the Bio Analytical Systems building and the Coffin building. Mr. Nay stated that the next one is on page 3, second paragraph, we were talking about Tapawingo South extension. I don't know if that's meaningful or if we can even clarify where we are talking about the right of way acquisition. Mr. Belter stated that Tapawingo South extension between State Street and South River Road will be close enough. Mr. Nay stated that the fourth paragraph, same page, I asked if it would be the same grade or if it would be raised. That would be the length of Tapawingo Road. Also in Mr. Buck's statement, it would be that he said at the east most end that it was going to be raised but that it would go back down to present grade level as it went west.

No other corrections were made. The motion passed unanimously 3-0, with said corrections.

NEW BUSINESS

Mr. Belter asked Ms. Loerbs-Polley if all the appropriate notices were mailed and posted. Ms. Loerbs-Polley answered yes they were.

Ms. Pearlman made a motion to authorize the trustee to pay claims. Mr. Nay seconded. Mr. Gall stated that the summary claim that I've submitted to you from Milestone, which essentially pays them to 100% of the trail work in the change orders that were performed to date. We have another change order for you today for some work that they have been performing and will be finishing up shortly. You have some invoices for Chauncey Street, a major invoice for Cinergy, that's the invoice for the installation of all the conduit and the relocation of their facilities underground, installation of several poles, and all the work that was required of the

Chauncey Street Utility Project. There is also Cumberland restroom invoice. It is essentially finished but there are a few interior items but we've chosen not to open it until spring.

Mr. Belter asked if we are mostly done with Chauncey, the library, and Morton. Mr. Gall stated that we have some furnishing and banner work to do. We are missing two pieces of trim from the light fixture; otherwise the trees are going in today.

Mr. Belter asked how we did financially. Mr. Gall stated that once we get a few things finished up, we are going to have maybe five or ten thousand dollars that will be able to come back into the TIF out of that project.

Mr. Belter asked if we are getting close to done on the trail work. Mr. Gall stated that the trails that are currently under contract are essentially finished. The surface isn't going to go on until spring on the Wabash Heritage Trail. Because of the storms, we've decided not to finish the trail because they are going to have to take some pretty heavy equipment over it to get down to the river. There is a little bit of clean up to do this fall but I think it is going to wait until spring now. Mr. Payne stated that we will have a dedication ceremony for the donors that will be in the spring after all the prettying up is done. I have a summary sheet on the trail work to hand out for you as well. *(Copies were distributed)* Mr. Belter stated that we could come back to those.

Mr. Belter asked if there were any other comments or questions regarding the claims. None were made. The motion passed unanimously 3-0.

Mr. Nay made a motion to adopt Resolution RC-2004-10. Ms. Pearlman seconded. Ms. Martin stated that Umbaugh has billed us for the TIF expenses last summer and we are spreading it into three and the \$1,200 will take in a little more probably but we've rounded the number off to pay for the Sagamore TIF. It's their reporting for the worksheets that they completed for us to send to the state. Mr. Belter added, having to do with the excess levy calculations. Ms. Martin stated that I believe that the exact number is \$1,166.66 or something close to that.

Mr. Belter opened the public hearing on Resolution RC-2004-10 which approves the expenditure of \$1,200 for consulting. Are there any questions or comments from the public? None were made. The public hearing was closed.

Ms. Martin stated that I might add that the other portions are being taken care of by the operating reserve account, which is overseen by the Redevelopment Authority.

Mr. Belter asked if there were any other questions or comments. None were made. The motion passed unanimously 3-0.

Mr. Belter asked Mr. Payne to help us understand where we are headed. *(A map of the Northwest Greenway Trail and Kent extension, which shows Kent Avenue going from Cumberland down to Yeager Road was reviewed)* Mr. Payne stated that we are working with Coffin, BAS, and State Farm to take advantage of this little park like area that is part of the green space. Everyone is quite interested in making this trail connect down to this destination site. The map that we reviewed last month shows that eventually we planned the connection over to Yeager and down to Sagamore Parkway. We will need an additional appropriation in January for several associated expenses with that and to look at the potential cost for putting lighting on

the other side of the street that would tie in with the rest of the Research Park lighting. There are some utility relocations, some irrigation work that we'll have to redo, and some landscaping. The hard core part though with the machines and the asphalt could probably be done with the final change order of the existing Milestone contract with cooperation of the Redevelopment Authority as well.

Mr. Belter asked when this would be constructed. Mr. Payne stated that we would ask for the money in January. I think that we could do this, cooperatively between the land owners, us and Milestone without having to go into excessive plans. This isn't that difficult and we all mutually agreed to do it. We are going to build it as soon as we get at it in the spring and summer.

Mr. Gall stated that the property owners along there, and their willingness to lay this out and work with us, are what makes this project doable. There are significant utilities in that area, some of which will have to move. Their willingness to allow the trail to meander to avoid those keeps us from having \$100,000 in utility relocation in that project.

Mr. Payne stated that we will be finishing the site survey work with a trail location indicated for the review of all the effected parties next month. They'll get a final look at it. Part of the reason for needing the additional appropriation is to handle the things that Mr. Gall and I discussed, in that we may find a surprise here and there and to have a little contingency coverage.

Mr. Gall stated that one thing that you have not as a commission dealt with this year is the completion of the lighting project in the newer portion of the park which could tie into what we are talking about with Kent from one end to the other now. That was something that was budgeted for this past year that we haven't proceeded with. The thought was that we could put together a much larger lighting package and make that a bigger, more economical project, which you don't necessarily have funds all allocated for yet.

Mr. Nay asked who has agreed to pay the light bill for the new lights. Mr. Bauman stated that the city will pay the ongoing light bill because they are public street lights.

Mr. Payne stated that the second part of it is the additional appropriation that we might get in January to try to finish the work that we've been doing in Cumberland Park and in Trailhead Park, and accommodate the numerous changes that we've incurred. We've been able to get a lot of things done with this year's funds. Due to the nice fall weather, we can still get some things done.

Mr. Bauman stated that Mr. Payne's office has done some very nice work with the landscaping. Mr. Payne stated that we have done some and we have overseen some. Originally, we thought that we could take care of all of it, but we weren't even getting close so we've had to contract it out.

Ms. Martin stated that there is an additional item that the Commission was sent regarding a change order. Mr. Belter stated that we will need to approve this then. Ms. Martin answered yes.

Mr. Belter asked if Mr. Gall would explain it to everyone. Mr. Gall stated that this change order has five work items on it. The first is a small 200 foot trail segment that ties the trail system into the facility in the Cumberland/Salisbury parking lot. The second is that there was some rip rap required in the trail segment that was starting to fail. Mr. Payne stated that essentially it's a piece of the retention pond that had significant failure. A lot of things went bad for us after the 11" rainfall we had this summer and this was one of them. Mr. Gall stated that the third one is a small amount of money for the Friendship House Trail to do some modifications to that fence. Essentially those modifications kept us from moving utilities since that trail is right over everything. The fourth is a little sidewalk piece that we added to the northwest greenway trail a few days ago. Item five is just the beginning of corrections to the drainage situation in the neighborhoods around Cumberland to give water to leave the woods quicker and to begin to stabilize that work. All of these total \$36,514. Those funds can come from the remaining \$46,102 in the undercut budget, leaving you a balance of a little under \$10,000 in that particular project in Milestone's contract so it's still a net change of zero dollars.

Mr. Nay made a motion to approve the change order. Ms. Pearlman seconded. The motion passed unanimously 3-0.

Mr. Belter asked if there were any other comments or questions. Ms. O'Callaghan asked how many miles of trail we are up to now. Mr. Payne stated that when the piece is done along Kalberer, and with the extensions, it will make about 13 miles.

Mr. Nay stated that Mr. Andrew is going to have a busy time this year making the annual report. When we look at the pictures of everything going on, I realize that we've accomplished so much for the size of this city. It's pretty amazing. All the folks that did the real work need to be given an extra pat on the back.

Mr. Belter asked how we are doing on our Sagamore West improvements. Are we still waiting for INDOT to approve something? Mr. Gall stated that we heard that they are sending the permits. That's only the permit for the part that we had already contracted and hoped we would have had in early October. That permit has actually been approved. The contractor has opted to stop construction. It is too late. They don't feel comfortable at this time. One of the issues in pouring concrete this late means that it doesn't get enough time to get enough cure on it to survive the salt that is going to be poured on it all winter long. At this point we are not going to proceed with any additional construction. We don't even know what comments are on the permit or what revision they may want to make. Thanks to Steve Hardesty who went to INDOT to find out that it was there twice and was making its way through the second time. I believe that someone very high up actually got a hold of it and said that we have to fix this and responded very quickly from that point. Mr. Belter asked if that has an expiration date on it. Mr. Gall answered no it shouldn't.

Ms. Shaw stated that the Mayor and company have been making presentations around about the plans that you have seen for Sagamore West with the lighting, banners, sidewalks and all those concepts to the Chamber, Eggs & Issues, the Council, APC, SWABA, and residents at West Minster. We are also in the midst of working on the landscape plan for the Midway, which is the area with the State Farm park and Car X. We are working on a landscape plan right now that won't actually involve the creation of those signs but to get some landscaping in there. We hope to get it in front of INDOT as soon as we can.

Mayor Mills stated that we have another lighting meeting to cut down our costs. We started with the cream of the crop of lights and we've scaled way back now. We are going to end up with a good light, that looks the way we want it to, and does the job we need it too, that will cost less than we thought it would initially.

Mr. Belter asked if there were any other questions or comments. None were made.

The Commission has the following meetings scheduled for December 17th at 12:30 pm, January 4th at 1:00 pm, and January 21st at 12:30 pm.

Mr. Nay made a motion to adjourn. Ms. Pearlman seconded. The meeting adjourned at 1:14 pm.

Respectfully submitted,

Francis Earle Nay, Recording Secretary

Approved:

Stephen Belter, President

/clp